

EXHIBIT A

OBJECTING LANDLORD'S CURE AMOUNT

DESCRIPTION OF AMOUNTS TO BE CURED	AMOUNTS DUE
Rent for November 2008	\$29,082.11
CAM for November 2008	\$1,950.11
CAM Insurance for November 2008	\$1,068.32
Pre-Petition CAM	\$2,441.00
City and County Real Property Taxes for 2008 per Invoice and Tax Bills attached hereto as <u>Exhibit A-1</u>	\$17,335.72
TOTAL CURE AMOUNTS DUE:	\$51,877.26

EXHIBIT A-1

TAX INVOICE AND BILLS

MHW Warner Robins, LLC

c/o Corporate Property Group, Inc.
7332 Office Park Place, #101
Melbourne, FL 32940

Circuit City-RE Taxes

INVOICE # WR-43
DATE: 11/19/2008

PO #INV-8193

Circuit City
9950 Mayland Drive
Richmond, VA 23233-1464

Willow Lakes Crossing - Store #04319

RE: 2008 Pro-Rata Share Real Estate Taxes

DUE: Due upon receipt of Invoice

Tenant S.F.:	20349	tenant %
Total S.F.:	23831	85.39%

		Sq. Foot Cost
2008 Real Estate Taxes:		
2008 Real Estate Taxes - City	\$ 5,979.10	\$ 0.25
2008 Real Estate Taxes - County	14,322.71	\$ 0.60
TOTAL BILLABLE AMOUNT	20,301.81	\$ 0.85
Tenants Percentage Share	85.39%	
Tenants Pro-Rata Share	\$ 17,335.72	
Amount Applied Toward 2008 RE Taxes	- 0.00	
Billable Amount	17,335.72	
Sales Tax (not applicable)	0.00	
TOTAL AMOUNT DUE	\$ 17,335.72	

Mark Kushinka
Houston County Tax Commissioner
200 Carl Vinson Pkwy
PO Box 7799
Warner Robins, GA 31095

Return Service Requested

2008 Property Tax Notice

046062 1 MB 0.369 1 2 146 222
MHW WARNER ROBINS LLC
7332 OFFICE PARK PL STE 101
MELBOURNE FL 32940-8241



IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2009 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the Houston County Tax Commissioner's Office in either:

Perry
PO Box 68
201 Perry Parkway
Perry, GA 31069
478-213-4540

Warner Robins
PO Box 7799
200 Carl Vinson Parkway
Warner Robins, GA 31095
478-542-2110

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2009 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Commissioner at the above address and phone number.

2008 State, County & School Ad Valorem Tax Notice

Bill Number	Account Number	Fair Market Value	Assessed Value	Tax District	Acreage	Homestead Code
2008 036623	56522R	1,615,100	646,040	04	2.93	
Map Number / Property Description / Street Address		Tax Entity	Exemptions	Net Taxable	Tax Rate	Tax Amount
04780 0 270 000		STATE		646,040	.250	161.51
TRACT B-2 2.929 AC WILLOW LAKE		COUNTY N&O		646,040	8.480	5,478.42
		SCHOOL N&O		646,040	7.650	4,942.21
2951 WATSON BLVD		COUNTY N&O		646,040	.970	626.66
		SCHOOL N&O		646,040	4.820	3,113.91
Local Option Sales Tax Credit Information						
Mills required to produce school budget		18.500				
Mill reduction due to sales tax roll back		6.030				
Actual mill rate set by school		12.470				
Tax savings due to sales tax roll back		3895.62				
Pay taxes online @ http://www.houstoncountygga.org/tax				Property/Account # _____		
Pay Date <u>12/10/08</u>				Pay Date _____		
Important Messages - Please Read				Ok \$ _____		
Office Hours - 8:00 am to 4:30 pm Monday thru Friday Closed Saturday and Sunday				Total Taxes 14,322.71		
We supply billing amounts to mortgage companies for payment through escrow accounts. If your taxes are to be paid through escrow, please send the bottom portion of this bill, or a copy, to your mortgage company with your next payment to ensure accurate processing.				Interest 1%		
				Late Filing Fee		
				10% Penalty		
				Back Taxes		
				Payments Rcvd		
				TOTAL DUE 14,322.71		
				DATE DUE 12/20/2008		

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING IT

MHW WARNER ROBINS LLC
7332 OFFICE PARK PL STE 101
MELBOURNE FL 32940-8241



200804662

2008 036623 56522R

Mark Kushinka
Houston County Tax Commissioner
PO Box 7799
Warner Robins, GA 31095-7799



PAYMENT INSTRUCTIONS

Please Make Check or Money Order Payable to:
Houston County Tax Commissioner
Please write the bill number(s) on your check.
If a receipt is desired, please include a stamped, self-addressed envelope.
If you are paying after the due date, please call our office for the full amount due.
Interest at a rate of 1% per month begins the day after the due date.
A 10% penalty is imposed on all property other than homesteaded property with a bill under \$500.00 30 days after the due date.

Account Number	Bill Number
56522R	2008 036623
Map Number/Property Description/Street Address	
04780 0 270 000 TRACT B-2 2.929 AC WILLOW LAKE 2951 WATSON BLVD	
DATE DUE	TOTAL DUE
12/20/2008	14,322.71

Pay your taxes online @
<http://www.houstoncountygga.org/tax>

CITY OF WARNER ROBINS
PO BOX 1488
WARNER ROBINS GA 31099
478-929-1148

TAX NOTICE

PLEASE RETURN THIS PORTION
WITH PAYMENT

CITY OF WARNER ROBINS

TAX NOTICE

INTEREST AND CHG. WILL BE ADDED
IF NOT PAID BY 12/20/08

NET VALUE \$95,000
PROPERTY TYPE Real Estate
TAX 5,979.10

2008

Notice / Map # 8700 270
Property Type 0
Mortgage Co #
Tax Due 5,979.10

Total Tax Due 5,979.10

Notice / Map # 8700 270
174733

Legal 2 229 AC LL 114 5TH LD
WILLOW LAKE CROSSING
Address 2951 HATSUNE BLVD

WMH WARNER ROBINS LLC

THIS TAX NOTICE HAS NOT REQUESTED BY A MORTGAGE COMPANY

WMH WARNER ROBINS LLC

7332 OFFICE PARK PL STE 101
MELBOURNE FL 32940

Invoice/Total OK 10/22/08 - 11/2/08
Property/Account # 107146-1071-001
Pay Date 11/1/08
Pay To City of Warner Robins
New York City